

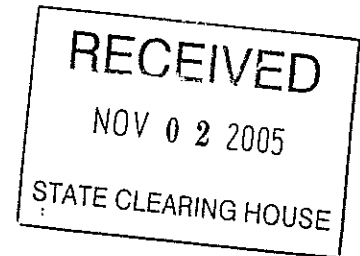


CITY OF OAKDALE
Community Development Department

Planning Division & Building Division
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November 1, 2005

State of California
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit
P. O. Box 3044
Sacramento, CA 95812-3044



RE: City of Oakdale Annual Report on the Status of the General Plan

To Whom It May Concern:

Enclosed please find the City of Oakdale's 2004 Annual Report on the Status of the General Plan, as per your request. The Report has been submitted and consequently approved by the Oakdale City Council on October 17, 2005.

Should you have any questions on the above referenced matter, please feel free to contact me at (209) 847-4245.

Sincerely,

Rose Rivera Lewis, Assistant Planner
Community Development Department

Enclosure

cc: File
Correspondence



CITY OF OAKDALE

ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

I. Introduction

California Government Code Section 64500(b) (1) requires the planning agency of each city or county to submit an Annual Progress Report to the legislative body showing the status of the General Plan along with the implementation measures. Additionally, pursuant to Government Code Section 65583, the annual report should include information concerning local efforts to remove any governmental constraints potentially affecting the maintenance, improvement, and development of housing need of persons at all income levels within the area significantly affected by the City's General Plan.

II. General Plan Status

The City of Oakdale's General Plan was most recently updated and adopted in January 1994. The following outlines the recent activity with regards to the implementation of the General Plan:

- A. Annexations
During the 2004 calendar year, the City of Oakdale did not process any new annexations.
- B. General Plan Amendments
During this reporting period, no General Plan amendments were processed.

III. Regional Housing Needs Analysis

A. Status of Meeting Recommended Regional Housing Needs

California Government Code Section 65584 requires Council of Governments to determine existing and projected regional housing needs and to provide affected cities and counties with detailed information concerning the basis for allocating shares of the regional housing need among local jurisdictions. To comply with these requirements, the Stanislaus Area Association of Governments (now "StanCOG"), is required to determine city and county shares of projected regional housing needs.

StanCOG is required to estimate household income levels and take these estimates into account in defining each locality's



CITY OF OAKDALE

share of the regional housing need. This was done using levels commonly applied by Federal, state and other agencies. These levels are as follows:

Very Low	(50% and below of median income)
Low	(51% - 80% of median income)
Moderate	(81% - 120% of median income)
Above Moderate	(121% and above of median income)

The 2004 median income for Stanislaus County, as determined by the U.S. Department of Housing and Urban Development, is \$52,000 for a family of four. The following chart illustrates the affordability guidelines and applicable rent/mortgage costs, by income category:

AFFORDABILITY GUIDELINES FOR A FAMILY OF FOUR (2004)

Income Category	% of Median Income	Income Limits	Max. Monthly Rent or Mortgage Costs
Very Low	0% - 50%	\$26,000	\$650
Low	51% - 80%	\$41,600	\$1,040
Median	100%	\$52,000	\$1,300
Moderate	81% - 120%	\$62,400	\$1,440
Above Moderate	121% & Above	\$62,401+	\$1,441+

B. Building Permits Issued

During the 2004 calendar year, 378 total housing units were constructed. The following table gives a break down of the total number of housing units affordable to each income category.

AFFORDABILITY OF HOUSING CONSTRUCTED IN 2004

Income Category	Single Family	Duplex	Multi-Family
Very Low	0	0	0
Low	0	4	0
Median	2	2	0
Moderate	2	0	0
Above Moderate	368	0	0
TOTALS	372	6	0



CITY OF OAKDALE

C. Local Efforts to Remove Government Constraints

The City of Oakdale's local efforts to remove any governmental constraints potentially affecting the maintenance, improvement, and development of housing, as pursuant to Government Code Section 65583, are highlighted below:

First-Time Homebuyers Programs: The City of Oakdale received funding from the Department of Housing and Urban Development and California Housing and Community Development to provide down payment assistance to very low- to low-income households. With these programs, the City was able to provide nine loans of up to \$50,000 each to assist first-time homebuyers in 2004.

Community Development Block Grant (CDBG) Consortium: In 2002, Stanislaus County formed the Stanislaus County Community Development Block Grant Program Consortium, which classifies the County as an Urban County jurisdiction therefore entitling the County to receive Community Development Block Grant Program (CDBG) funds. Oakdale elected to participate in the Consortium and will receive CDBG entitlement funding on an annual basis. For the 2004 Fiscal Year, Oakdale received \$538,660 along with \$90,106 in HOME funds to be used for programs to assist low to moderate income residents and neighborhoods. These programs include residential rehabilitation, senior outreach, code enforcement, neighborhood cleanup, and infrastructure improvements.

IV. Conclusion

In summary, the City of Oakdale's present General Plan along with the recently updated Housing Element and the City's implementation efforts comply with the guidelines developed and adopted pursuant to Section 65040.2 of the California Government Code (Administration of General Plans). This report is provided in compliance with these government code regulations. After acceptance by the City Council, this report will be forwarded to the State Office of Planning and Research and the State Department of Housing and Community Development.